



NOTE: PLANT HVAC DOWNERS AND VENT EXHAUST DOWNERS TO MATCH EXT. MATERIAL THEY PENETRATE



**Issued For Permit**  
04-1-23

**Black Creek**  
**Commons Apartments**  
37 The Ridge Drive, Charlottesville, VA 429

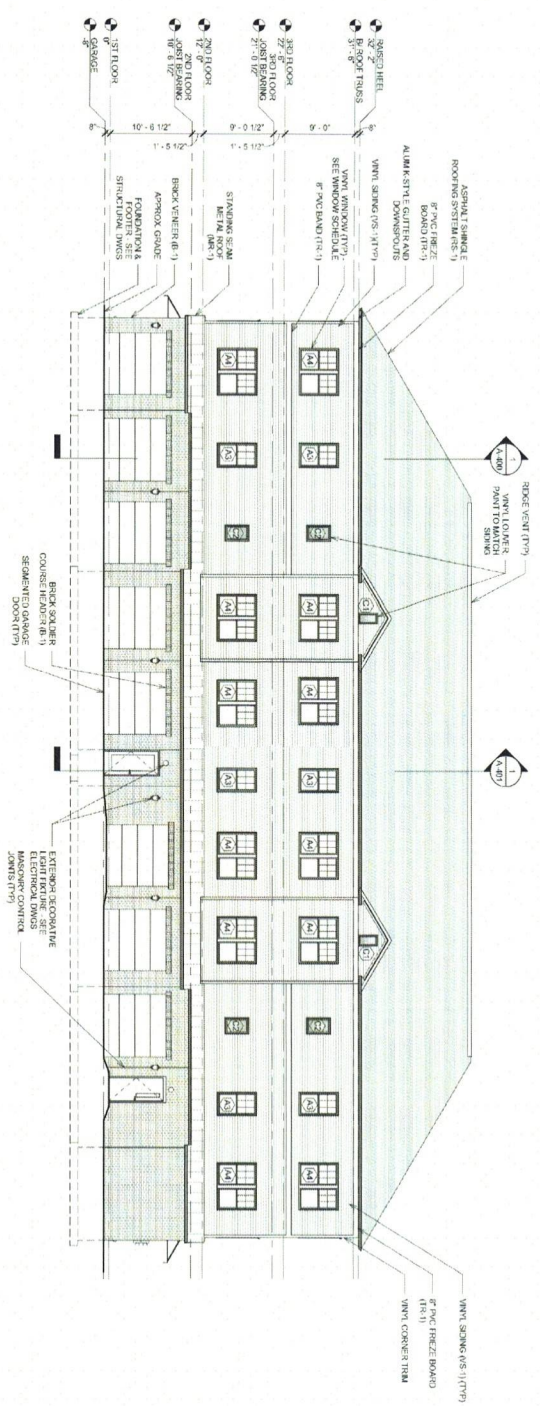
**Atlantic Funding & Real Estate, LLC**  
101 Box 28364, Richmond, VA 74620

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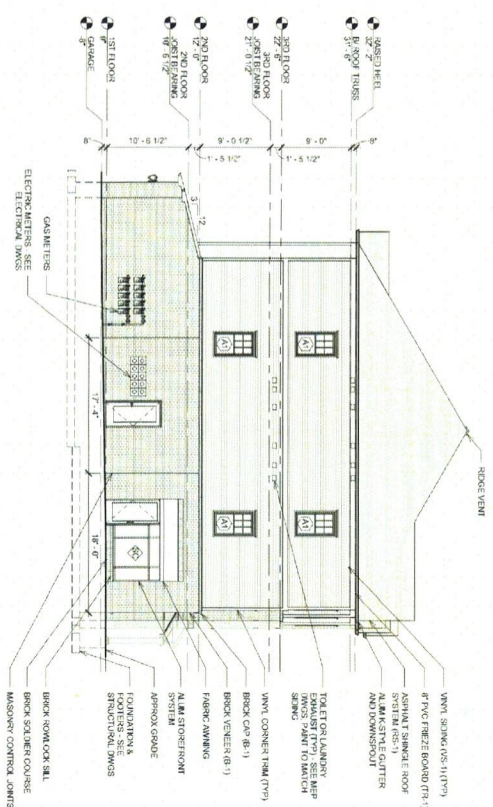
No.	Issue Date	Revised By	Revised For
2	01/15/2023	Jaimeson	Revised for Permits
1	07/15/2022	Jaimeson	Initial Set

**Garage & Side Elevations**

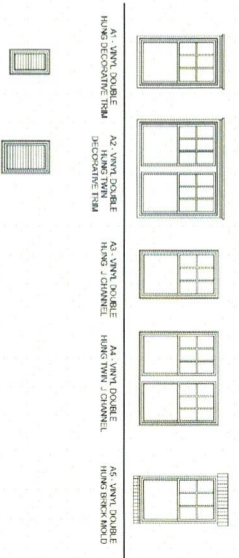
**A-201**



**1** Garage (East) Elevation  
1/8" = 1'-0"



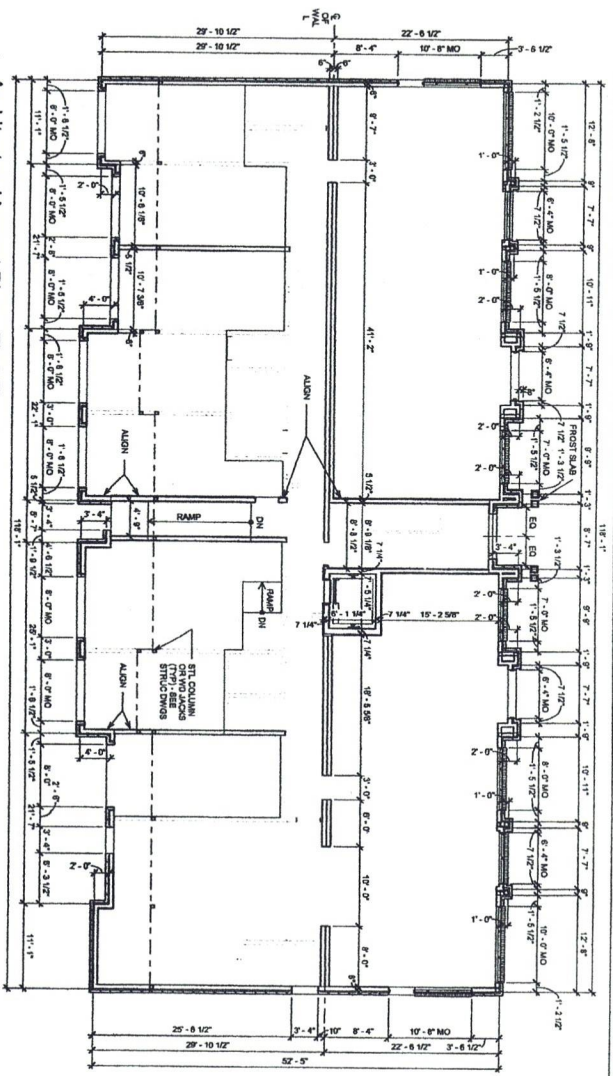
**2** Side (North) Elevation - Building 5  
1/8" = 1'-0"



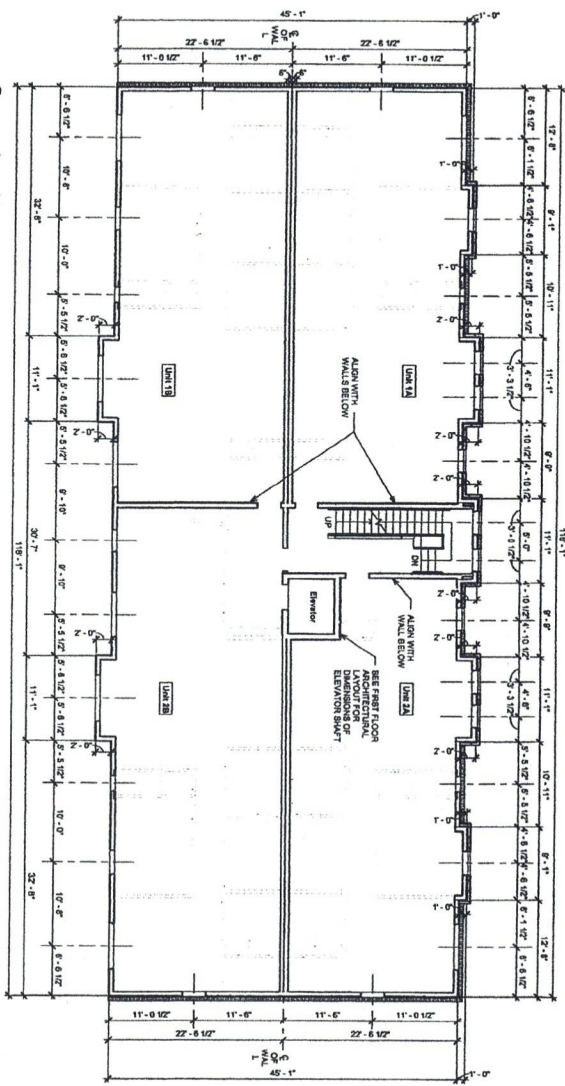
**Window Types**  
1/4" = 1'-0"

Window Type	Type Comments	Material	Height	Head Height	Unit	SPCC	Express	Remarks
A1	2x4 VINYL DOUBLE HUNG	5'-0"	5'-0"	7'-0"	0.30	0.30	Yes	DECORATIVE TRIM TRIM
A2	2x4 VINYL DOUBLE HUNG	5'-0"	5'-0"	7'-0"	0.30	0.30	Yes	DECORATIVE TRIM TRIM
A3	2x4 VINYL DOUBLE HUNG	5'-0"	5'-0"	7'-0"	0.30	0.30	Yes	DECORATIVE TRIM TRIM
A4	2x4 VINYL DOUBLE HUNG	5'-0"	5'-0"	7'-0"	0.30	0.30	Yes	DECORATIVE TRIM TRIM
A5	2x4 VINYL DOUBLE HUNG	5'-0"	5'-0"	7'-0"	0.30	0.30	Yes	DECORATIVE TRIM TRIM
C1	2x4 VINYL DOUBLE HUNG	5'-0"	5'-0"	7'-0"	0.30	0.30	Yes	DECORATIVE TRIM TRIM





1 Architectural Layout Plan - First Floor  
1/8" = 1'-0"



2 Second and Third Floor  
Architectural Layout Plans  
1/8" = 1'-0"

**JEAL JAMESON ELLIS**  
ARCHITECTS, INC.  
10175 Six Avenue, Suite 1, Carlisle, PA 15108  
(412) 387-3330

Issued For Review  
1-14-22

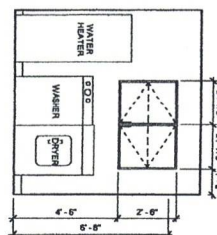
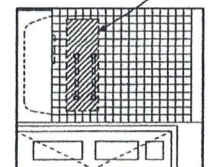
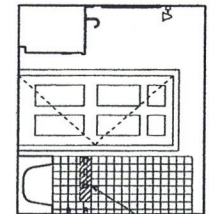
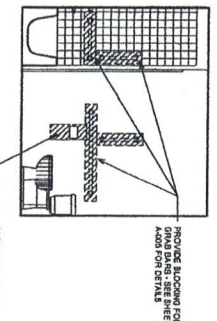
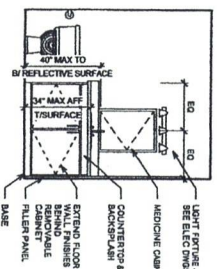
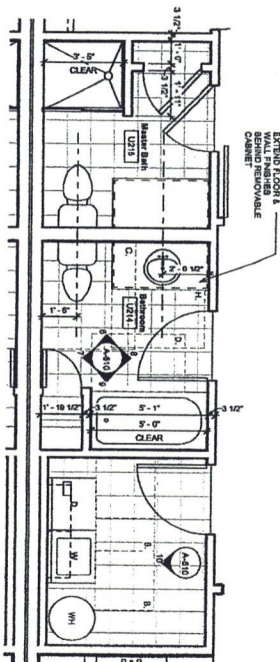
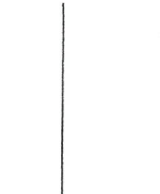
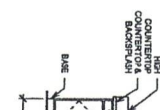
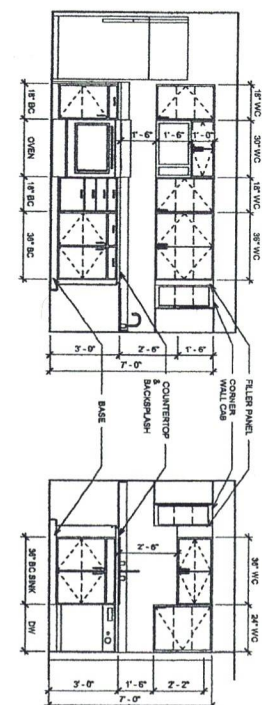
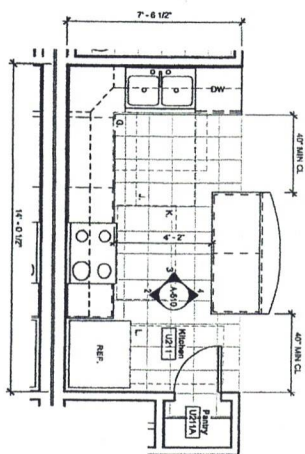
PROJECT: 2511  
**Black Creek Commons**  
Apartments  
32 East Buffalo Street, Carlisle, PA 15108

OWNER:  
**Atlantic Funding & Real Estate, LLC**  
PO Box 20351, Richmond, VA 23220

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No.	Revised	By	Date	Notes
1	11/15/2022	Jameson Ellis	11/15/2022	Issued For Review
2	11/15/2022	Jameson Ellis	11/15/2022	Final Review

Architectural Layout  
Plans - First, Second  
and Third Floors  
**AL-101**  
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ACCESSORY CITY NOTES:	STREET FLOOR SPACE REVISION:
GENERAL: MIN. TO 4'6" FROM APPROACH HEIGHTS; MIN. 1'6" FROM CURB TO APPROACH HEIGHTS; MIN. 1'6" FROM CURB TO APPROACH HEIGHTS; DOORS: DOORS IN OUTCING UNITS SHALL COMPLY WITH 1002.2.2 AND 1001.10.1.	A. WHEEL CHAIR SPACE REQUIRED: -ANSI 1002.2.2 B. LANDING CLEARANCE: -ANSI 1004.10 C. WALKER CLEARANCE: -ANSI 1004.13.2 D. LANDING CLEARANCE: -ANSI 1004.11.1, 1004.13.2 E. CRUTCH CLEARANCE: -ANSI 1004.13.1 F. WORK SPACE REQUIREMENT: -ANSI 1002.2.2 G. KITCHEN BAY CLEARANCE: -ANSI 1004.12.1 H. LANDING CLEARANCE: -ANSI 1004.11.1, 1004.13.2, AND 1004.13.1 I. OVERSHOULDER CLEARANCE: -ANSI 1004.2.2 J. OVERSHOULDER CLEARANCE: -ANSI 1004.2.2 K. COORPORATED CLEARANCE: -ANSI 1004.12.1, 1004.13.1 L. REFRIGERATOR/REFREEZER CLEARANCE: -ANSI 1004.13.2 M. WHEELCHAIR TURNING BOUNDS: -ANSI 803.2.1 N. DOOR SWING CLEARANCE EXCEPT FOR: -ANSI 803.2.3 O. LAVAATORY CLEARANCE: -ANSI 804.2 P. WALKER CLEARANCE: -ANSI 804.1 Q. REFRIGERATOR/REFREEZER CLEARANCE: -ANSI 804.6 R. OVERSHOULDER CLEARANCE: -ANSI 804.3 S. BAY CLEARANCE: -ANSI 804.1 AND 804.2 EXCEPT FOR 1
ALL OPERABLE PARTS SHALL BE AT 48" MAX.	T. TURNING FOOTING SPACE: -ANSI 803.2

Enlarged Kitchen and  
Bathroom Plans,  
Elevations & Sections  
**A-510**

**ESIAIE, LLC**  
PO Box 26380, Rochester NY, 14626

Atlantic Funding &amp; Real Estate, LLC

OWNER \_\_\_\_\_

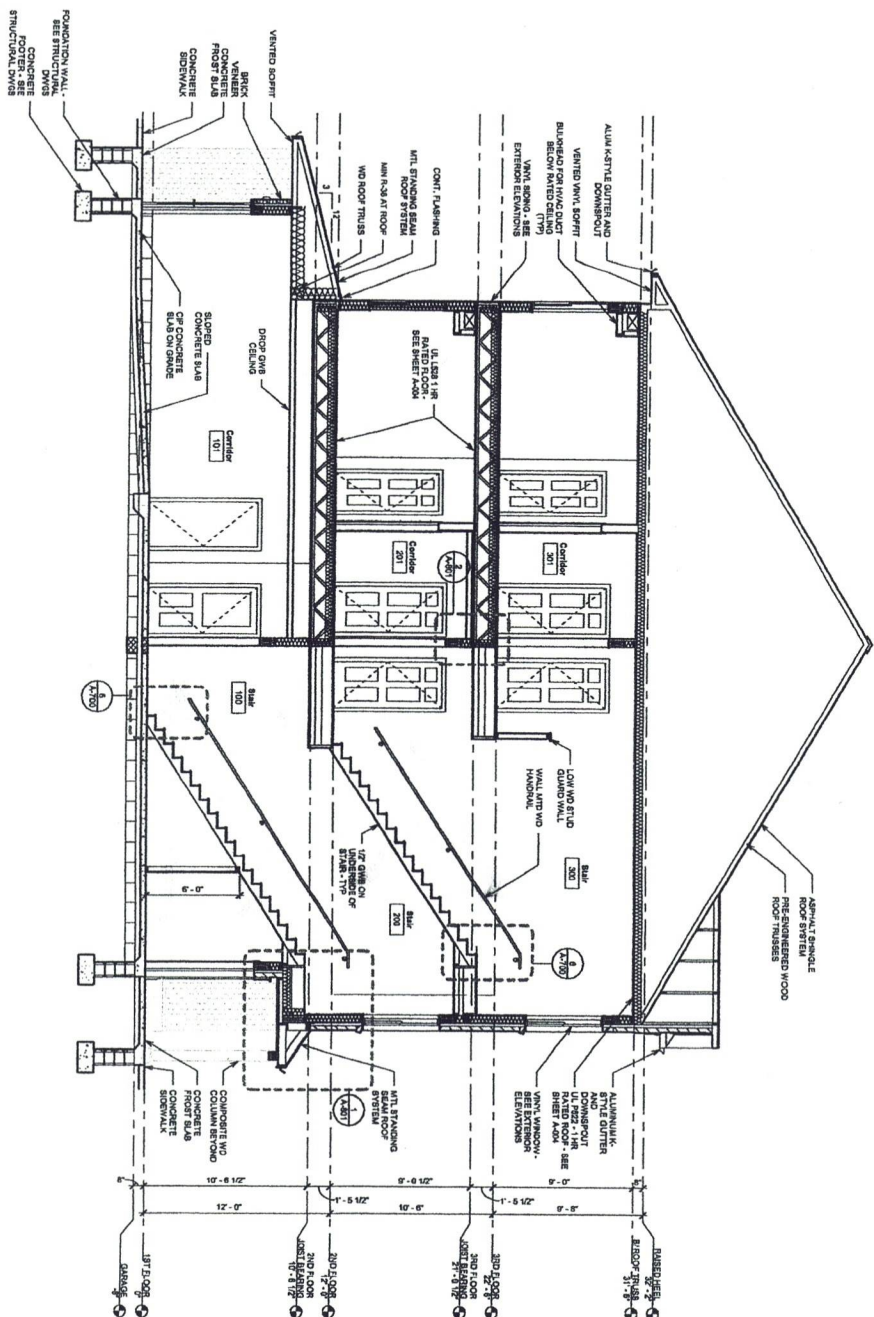
32 East Buffalo Street Churchville, NY 14026

## Apartments

## Black Creek Commons

PROJECT: 21-13

11-25  
Issued

[illegible]

## 1 Building Section

JEA | JAIMESON ELLIS  
ARCHITECTS, INC.

1012 5th Avenue, Suite 1, Coraopolis, PA 15108  
(412) 387-3330



Issued For Permit  
03-15-23

Black Creek

32 East Buffalo Street Churchville, NY 14626

PO Box 26050, Rochester NY, 14626

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A-001

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TOTAL GROSS AREA	
FLOOR	GROSS AREA
FIRST	6240 GSF
SECOND	5412 GSF
THIRD	5412 GSF
TOTAL	17,144 GSF

UNIT 1A: 2 BED  
2 BATH  
1298 SF  
GROSS

UNIT 1B: 2 BED  
2 BATH  
1251 SF  
GROSS

CIRCULATION

UNIT 2A: 2 BED  
2 BATH  
1204 SF  
GROSS

ROOF BELOW

The floor plan shows a rectangular layout. At the top, there are two bedrooms: 'UNIT 1A, 2 BED' (1250 SF GROSS) on the left and 'UNIT 2A, 2 BED' (1204 SF GROSS) on the right. Below these are two bathrooms: '2 BATH' (1250 SF GROSS) on the left and '2 BATH' (1204 SF GROSS) on the right. A central 'HALL' connects these rooms to a 'CENT. HALL' at the bottom. A 'LINEN' closet is located near the central hall. At the bottom, there are two more bedrooms: 'UNIT 1B, 2 BED' (1250 SF GROSS) on the left and 'UNIT 2B, 2 BED' (1119 SF GROSS) on the right.



Issued For Permit  
03-15-23

PROJECT 23-13  
Black Creek  
Commons Apartments  
22 East Buffalo Street, Charlottesville, VA 42905

OWNER:  
Atlantic Funding &  
Real Estate, LLC  
PO Box 9000, Rockville, VA 44005

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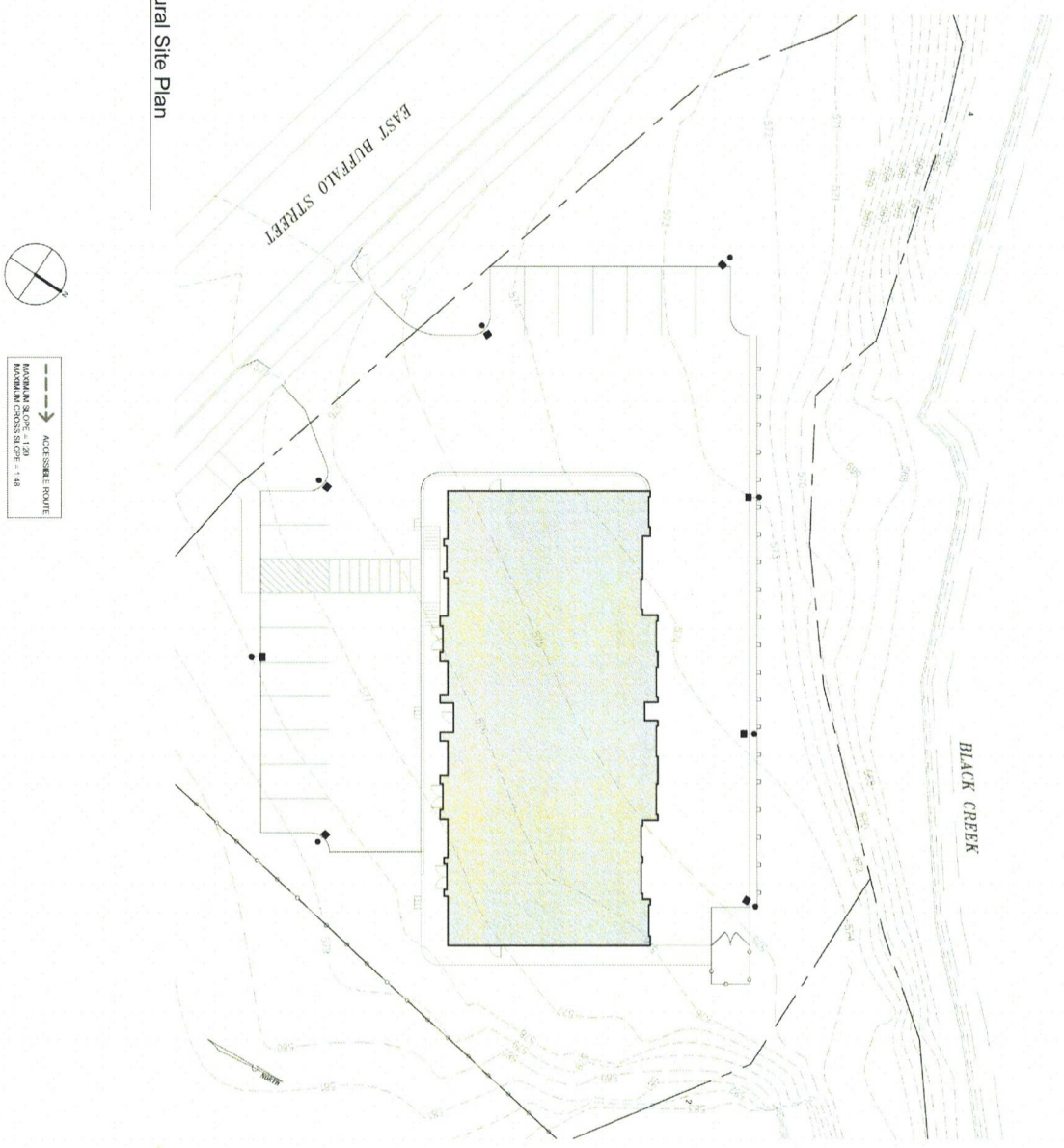
No.	Issue Date	Project Status
1	01-15-2023	Issued for Permit
2	01-15-2023	Issued for Permit

Architectural Site Plan

As Prepared

A-010  
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1 Architectural Site Plan  
1/16" = 1'-0"



ACCESSIBLE ROUTE  
MAXIMUM SLOPE = 1:20  
MAXIMUM CROSS SLOPE = 1:48

IF A JAIMESON ELLIS  
ARCHITECTS INC

1012 5th Avenue, Suite 1, Coraopolis, PA 15108

1012 5th Avenue, Suite 1, Coraopolis, PA 15108  
(412) 387-3330

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1 Hour Record  
 Rated Recycled  
 Free Exchangeable Carbon  
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 ■ ■ ■ ■ ■  
 FEC

Issued For Permit  
03-15-23

PROJECT 22-13

Black Creek

## Commons Apartments

32 East Buffalo Street, Chatham, NY 14626

— OMNIBUS

**Atlantic Funding &  
Real Estate, LLC**

PO Box 26360, Rochester NY, 14626

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## First and Second Floor Plans

As indicated

A-101

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1  $1/8" = 1'-0"$

## 1. SPECIFIC

- INFORMANTS
2. ALL DURING
- A. FACE
- B. FACE
- C. FACE
- D. FACE
- E. CENT
- F. CENT
- G. ROOM
3. AT WOOD S
- INSTALLED
- PERMANENT
4. EXTERIOR W
- TO PLATES
5. PARTITION I
- ROOMS ARE S

## INFORM/1/2 Hour Rated —————

1 Hour Rated  
 Rated-Resistor  
 Free Engraving Cabinet

REC

Issued For Permit  
03-15-23

Black Creek

## Commons Apartments

32 East Buffalo Street Chardville, NY 14626

Atlantic Funding &  
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PO Box 26360, Rochester NY, 14626

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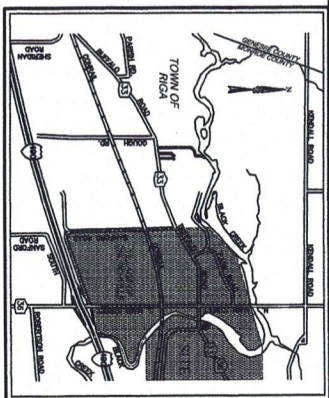
As indicated

### Third Floor and Roof Plans

A-102

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LOCATION SKETCH  
(NOT TO SCALE)

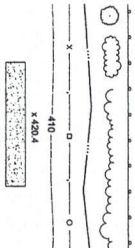
- |    |  |                        |    |  |                         |
|----|--|------------------------|----|--|-------------------------|
| 14 |  | DRAINAGE MANHOLE       | 15 |  | ELECTRIC METER          |
| 16 |  | INLET DRAINAGE MANHOLE | 17 |  | TELEPHONE MANHOLE       |
| 17 |  | CATCH BASIN            | 18 |  | LAMP POST               |
| 18 |  | BND SECTION            | 19 |  | LIGHT POLE              |
| 19 |  | END OF PIPE            | 20 |  | UTILITY POLE WITH LIGHT |
| 20 |  | MANHOLE                | 21 |  | MAILBOX                 |
| 21 |  | SANITARY MANHOLE       | 22 |  | ROLDDAM                 |
| 22 |  | CLEAN OUT              | 23 |  | SIGN                    |
| 23 |  | GAS VALVE              | 24 |  | UTILITY POLE            |
| 24 |  | GAS SERVICE            | 25 |  | GAS VALVE               |
| 25 |  | GAS METER              | 26 |  | PULL BOX                |
| 26 |  | WATER VALVE            | 27 |  | ELECTRIC PULL BOX       |
| 27 |  | WATER SERVICE          | 28 |  | TELEPHONE PULL BOX      |
| 28 |  | HYDRANT                | 29 |  | TWP/GRP PULL BOX        |
| 29 |  | WATER METER            |    |  |                         |

### LINE LEGEND

- 
- SECTORS/ASSET BOUNDARY
- CON. TRAILING NETWORK
- EXIST. EASEMENT LINE
- EXIST. RIGHT-OF-WAY LINE
- EXIST. EDGE OF PARCELOT
- EXISTING WATERWAY, VALLEY, & HYDROLOGIC DRAINAGE
- EXISTING OVERHEAD UTILITY
- EXISTING TELEPHONE
- EXISTING UNDERGROUND UTILITIES
- EXISTING DRAIN
- EXISTING GROUND RAIL
- EXISTING KIDDOE DOG & WOODS
- EXISTING SWALE
- BURIED WIRE/STAKE-CHAIN LINKED FENCE
- EXISTING CONTROL
- EXISTING 30' ELEVATION @ X
- EXISTING 10' CONCRETE SEWER/CULVERT
- x 420.4

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON 11/11/2024 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.



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# Phase I

## Environmental Site Assessment

### Location:

Black Creek Commons  
32 East Buffalo Road  
Tax ID 143.10-1-37.1  
Churchville, New York 14428

### Prepared for:

Al Spaziano  
Atlantic Funding Real Estate LLC  
PO Box 26350  
Rochester, New York 14626

LaBella Project No. 2242441  
Award/Client Project No. N/A

Report Date: June 11, 2024

Date of First Research: May 23, 2024





## 10.0 CONCLUSIONS

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LaBella has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 for 32 East Buffalo Road, Churchville, New York, the Subject Property. Any exceptions to, or deletions from, this practice are described in [Section 1.4](#) of this report.

This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the Subject Property.

This report constitutes the findings of LaBella's investigation conducted for the Subject Property as written and reviewed by the following personnel:

Annika Smith  
Environmental Analyst

Mary Beth Facklam  
Phase I Technical Reviewer



#### **7.4 Neighbors**

The Subject Property is not an abandoned property; therefore, interviews with the neighboring property owners were not conducted.

#### **7.5 Local Government Official**

A FOIL request was submitted to the Village of Churchville Clerk, Stacy Stanton on May 23, 2024, requesting copies of building department, assessment, and fire marshal records on file for the Subject Property. A complete response has not been received as of the date of this report. Copies of the FOIL request(s) and any obtained records are included in the Municipal Information Appendix.

#### **7.6 Local Fire Department**

In LaBella's experience, records from the fire department that serves the Subject Property would be included in FOIL records obtained from the local government official, as noted in [Section 7.5](#) above.

#### **7.7 State Regulator**

A FOIL request was submitted to the NYSDEC on May 23, 2024, for information regarding the Subject Property and adjacent and/or nearby properties suspected to pose a potential concern to the Subject Property based on a review of the database report and/or other regulatory records.

Records were obtained from the NYSDEC and are discussed in further detail in Sections [6.1.1](#), [6.1.2](#), and/or [6.1.3](#) above. Copies of the FOIL request and the documents obtained are included in the [Regulatory Information](#) Appendix.

#### **7.8 State and/or County Health Department**

A FOIL request was submitted to the MCHD on May 23, 2024 for information regarding the Subject Property.

As of the date of this report submission, a response has not been received. A copy of the FOIL request is included in the [Regulatory Information](#) Appendix.

#### **7.9 Summary of Interviews**

LaBella's interviews and/or review of provided records did not identify conditions indicative of the presence or likely presence of hazardous substances or petroleum products in, on, or at the Subject Property unless discussed elsewhere in this report.



## **8.0 ADDITIONAL SERVICES/ASTM NON-SCOPE CONSIDERATIONS**

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### **8.1 Emerging Contaminants**

Hazardous substances are those defined as such pursuant to CERCLA 42 U.S.C. § 9601(14), as interpreted by USEPA regulations and the courts. There are some substances that others may assume to be classified as hazardous substances that are in fact not defined (or not yet defined) as hazardous substances under CERCLA through interpretation by USEPA regulations.

These and any other “emerging contaminants,” where they are not identified as a hazardous substance by CERCLA, as interpreted by USEPA regulations and the courts, are not included in the scope of E1527-21. Some of these substances may be considered a “hazardous substance” (or equivalent) under applicable state laws. In those instances, where a Phase I ESA is performed to satisfy both federal and state requirements, or as directed by the user of the report, it is permissible to include analysis and/or discussion of these substances in the same manner as any other Non-Scope Consideration. If and when such emerging contaminants are defined as hazardous substances under CERCLA, as interpreted by USEPA regulations and the courts, such substances shall be evaluated within the scope of ASTM E1527-21.

No information was provided indicating emerging contaminant impacts to groundwater in the area of the Subject Property; however, LaBella notes that no laboratory results for emerging contaminant analysis were provided for review.



## 9.0 FINDINGS AND OPINIONS

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LaBella has been contracted by Alantic Funding Real Estate LLC to perform a Phase I ESA report for the Black Creek Commons property, 32 East Buffalo Road, Churchville, Monroe County, New York.

This assessment was prepared according to the ASTM E1527-21 as a portion of the User's requirements in the All Appropriate Inquiries process and to satisfy the due diligence requirements set for Alantic Funding Real Estate LLC.

The Subject Property is further described in [Section 2.0](#) while the history of the Subject Property is summarized in [Section 5.9](#).

Based on the results of this assessment, no RECs, HRECs, de minimis conditions, or significant data gaps have been identified in connection with the Subject Property.

Based on the results of this assessment, the following CREC has been identified in connection with the Subject Property:

- The Subject Property was historically utilized as a parking lot for the north adjacent manufacturing/industrial facility between at least 1969 and 2019. The north adjacent property, Lustre Coate Metallizing (which historically included the Subject Property) was identified as a Brownfield/SHWS (ID#C828113/828113). This facility was used for metal film and paint coating of plastic materials. No structures remain on-site. Investigations identified elevated levels of chlorinated compounds in groundwater and PCBs in surface soils. Primary contaminants of concern include PCBs, polycyclic aromatic hydrocarbons (PAHs), 1,1,1-trichloroethane (TCA), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), and metals. The property is listed as an active BCP site. LaBella conducted a Remedial Investigation Supplemental Testing report dated May 11, 2021 which documented the additional testing completed on the southern (Subject Property) portion of the facility. Results of this supplemental investigation were consistent with prior investigations, supported removal of the Subject Property from the BCP, and supported a determination that conditions on-site supported restricted residential or commercial development. It was determined that based on the supplemental testing, the Subject Property did not have any consequential release of hazardous waste and thus would not be included as part of the Superfund Site. Some constituents at the Site (semi-volatile organic compounds, PCBs, metals, and per and polyfluoroalkyl substances) exceeded the Unrestricted Use soil cleanup objectives in some locations, and benzene in groundwater slightly exceeded the groundwater standard in one location. Although NYSDEC has indicated the Subject Property portion of the former Lustre Coate facility did not require further investigation or remediation at that time, it was noted that fill/soil and groundwater would require handling per applicable regulations during any future ground disturbances. Based on the investigation completed on the Subject Property



portion of this facility and the restrictions placed by the NYSDEC, this information is considered a CREC.

While not considered a REC, CREC, HREC, de minimis condition, or significant data gap at this time, LaBella also notes the following:

- One pad-mounted transformer was noted on the southeastern portion of the Subject Property at the time of the site reconnaissance. No evidence of release from this equipment was observed.
- The Subject Property, listed as Black Creek Commons, was identified as an AIR Permit site (#8264800009) related to an Air Title V permit that has expired. Due to the nature and status of the listing, there does not appear to be a REC in association with the regulatory record attached to the Subject Property.

### **9.1 Additional Investigation**

**Based on the findings of this assessment, no additional investigation is warranted at this time.**